



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

RAMBLER RIDGE
204.9± ACRES
LAFAYETTE COUNTY, MS
\$2,995,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE LAFAYETTE 204.9

PROPERTY PROFILE

LOCATION:

- 447 CR 215
Abbeville, MS 38601
- Lafayette County
- 6± Miles NE of Oxford

COORDINATES:

- 34.4436, -89.4592

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Potential Home Sites
- Development

TAX INFORMATION:

2024 Taxes: \$1,190.99

- Parcel# 087-25-012.00
- Parcel# 087-25-013.00

PROPERTY INFORMATION:

- 204.9± Total Acres
- 60± Acres in Pastureland
- 38 x 40 Western Red Cedar
Barn/Shop
- Pastureland
- Graham Mill Creek Traverses
the Property (Seasonal)
- Established Road System
- Dove Field
- Wildlife Plots
- Redneck Blind
- Private Well & Septic System
- Power by Northeast
Mississippi EPA
- Zoned A-2 (Agricultural)
- Great Deer and Turkey Hunting
- Quail Hunting Possibilities
- Potential Lake/Pond Sites



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 204.9

WELCOME TO RAMBLER RIDGE, LOCATED LESS THAN SIX MILES NORTHEAST OF THE FAMOUS SQUARE IN OXFORD, MISSISSIPPI. This 204.9± acre farm features an accessible, yet private setting, a barn/shop, established and recently cleared pastureland, wildlife plots, and endless recreational opportunities.

As you arrive at the Lafayette County farm, a long private driveway gets you away from the public road and into a private setting. A 38 x 40 western red cedar barn/shop on a 38x60 concrete slab with roll-up doors and two covered areas welcomes you. The building is equipped with a half bath, a storage room for hunting gear, an area for tools, and plenty of space for other farm equipment. The utilities include power by Northeast Mississippi EPA, a private water well, and a septic system. In front of the building is a fenced area with irrigated raised garden boxes. Another fenced area is in the back for dogs or livestock to run. The barn/shop is an outstanding place for hosting events, hanging out after a long workday on the farm, or housing everything you need to maintain your recreation playground.



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MORE ABOUT THE LAFAYETTE 204.9

About the land—looking at the property from an aerial standpoint, you will notice a ton of diversity. Approximately 60 acres of established and recently cleared/stumped pastureland is perfect for your livestock or a few house sites with big views off to the west. Just imagine watching the sunset off the back porch. As you ride west, you will cross a bottom where the seasonal Graham Mill Creek traverses the property from north to south, providing a natural water source and travel corridor for wildlife. You will find some thick areas great for deer bedding and nesting turkeys. The seller has burned this creek bottom annually upping the property's turkey population significantly. This general area has good deer and turkey numbers. A great road system is in place, leading you around the property from different directions, so you won't have to worry about blowing out your entire farm when going and coming. Wildlife plots are in place, including a dove field. Another super cool attribute of the Lafayette 204.9 is the quail population. The seller has continuously flushed coveys and even had a few successful hunts. I heard them talking during my initial inspection, not something we get to enjoy too often in Mississippi anymore. Lastly, the topography of the land could possibly lend itself to a couple of lake or pond sites as well if the soil is found to be suitable.

The location of this farm is something that really stands out, with the convenience of Oxford being so close. There are multiple possibilities here—a development opportunity, a super private oasis, or endless recreational potential.

If you have been looking for a sizable farm near Oxford, reach out to Michael Oswalt today to schedule a private showing of Rambler Ridge.



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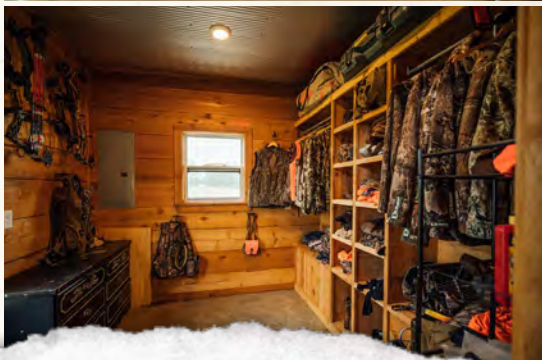
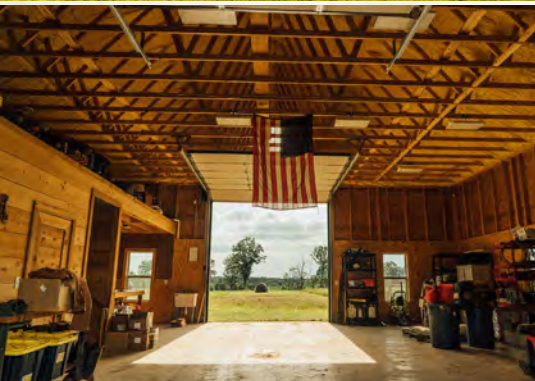
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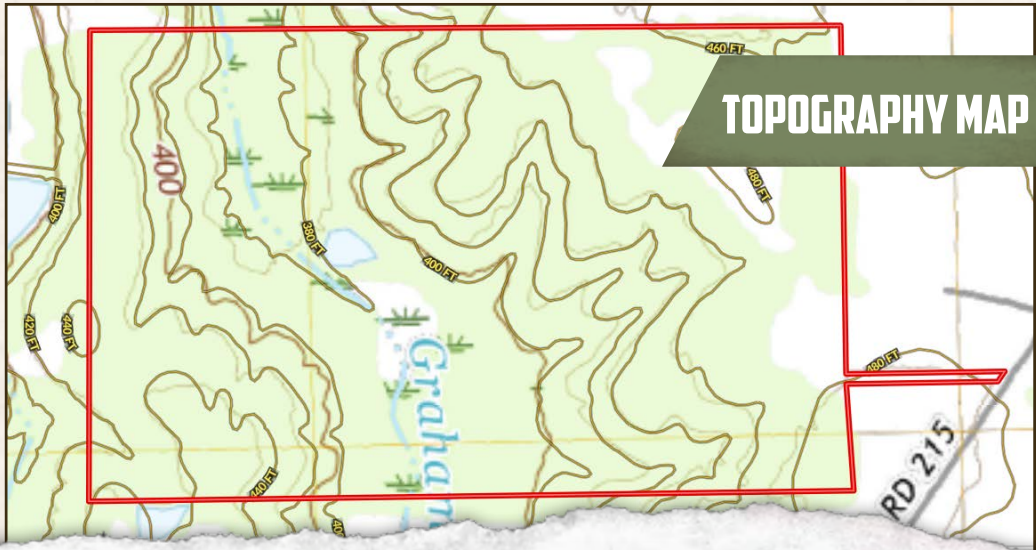
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land id. LINK



TOPOGRAPHY MAP



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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	GPI	NCCPI	CAP
7	Smithdale-Udorthents complex, gullied	73	35.02	0	6	7e
7F	Smithdale sandy loam, 15 to 35 percent slopes, eroded	45.13	21.65	0	16	7e
40	Ochlockonee-Bruno association, frequently flooded	38.66	18.55	0	49	4w
3B	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	37.75	18.11	0	75	2e
3C	Lexington silt loam, 5 to 8 percent slopes, moderately eroded	10.9	5.23	0	76	3e
14	Oaklimer silt loam, 0 to 2 percent slopes, occasionally flooded, north	3	1.44	0	74	2w
TOTALS		208.4 4(1)	100%	-	33.28	5.26



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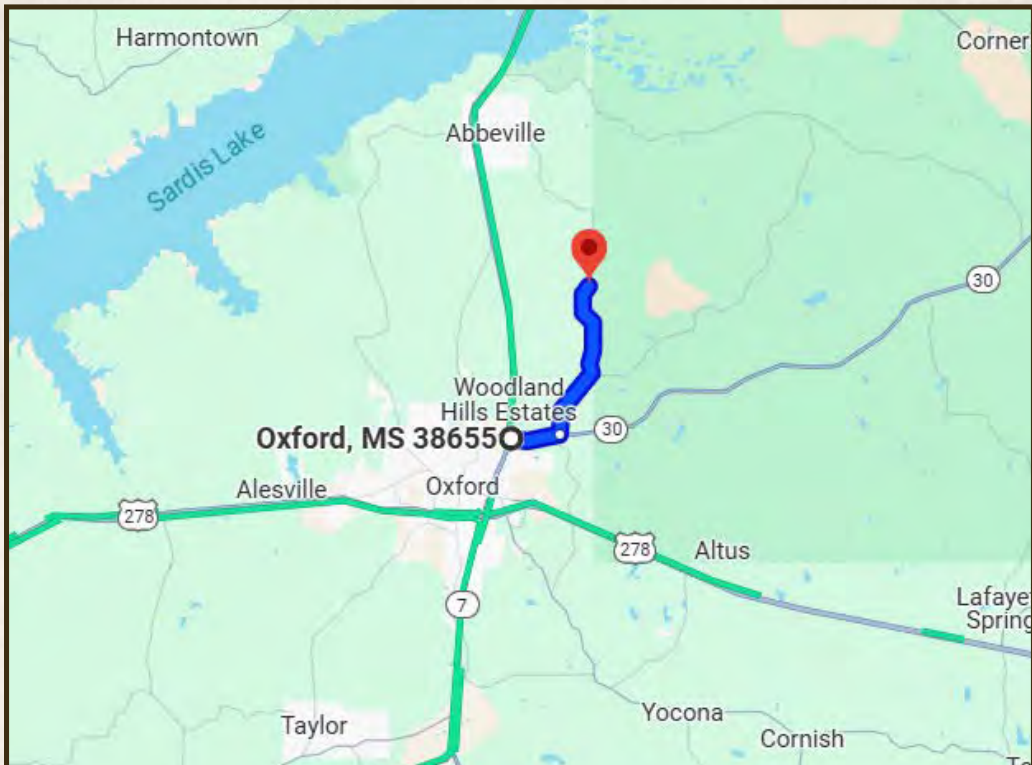
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Directions From the Intersection of Hwy 7 and MS-30 in Oxford, MS: Travel 1.4 miles east on MS-30 toward Rd 2051/Cooperative Wy/Ed Perry Blvd/Private Rd 2050. Turn left onto County Road 215 and proceed 4.5 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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